

TITLE 4
BUILDING REGULATIONS

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**CHAPTER 4-01
BUILDING CODES**

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SECTION 4-01-001-0001 DEFINITIONS:

As used in this Chapter, the following terms shall have the meanings herein prescribed:

- A. Wherever the word "Municipality" is used in this Chapter, it shall be held to mean the City of Flagstaff.
- B. Wherever the term "Corporation Counsel" is used in this Chapter, it shall be held to mean the Attorney for the City of Flagstaff (Ordinance 587; 8/14/62).

(2000-19, Amended, 10/17/2000)

SECTION 4-01-001-0002 ADOPTION OF BUILDING CODES:

There are hereby adopted by the City of Flagstaff for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, alteration, removal, maintenance of buildings and structures, including permits and penalties, those certain Uniform Building Codes known and referred to with particularity as the Uniform Building Code, 1997 Edition, Volumes I, II, and III, and appendices Chapter 3, Divisions I, II, and IV, Chapter 11, Division I and II, Chapter 15, Chapter 16, Division I, Chapter 18, Chapter 19, Chapter 29, Chapter 31, Divisions I, II, and III, Chapter 33 and Chapter 34, Division I; Uniform Housing Code, 1997 Edition; Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition; Uniform Plumbing Code, 1997 Edition, providing for amendments, additions, and deletions thereto; Uniform Mechanical Code, 1997 Edition, and Appendices A, B, C, and D; Uniform Administrative Code, 1997 Edition, Chapters 1, 2, and 3, Deleting Tables 3E and 3F, providing for amendments, additions, and deletions thereto, of this not less than three (3) copies have been and now are on file in the office of the City Clerk of the City of Flagstaff, and the same are hereby adopted and made a part hereof by this reference as fully and completely as if fully herein set forth and from the date on which this Chapter should take effect, the provisions of the aforestated Codes, 1997 editions, shall be controlling in the construction within the corporate limits of the City of Flagstaff.

(Ord. No. 1614, Amended, 05/02/89; Ord. No. 1775, Amended, 11/17/92; Ord. No. 1885, Amended, 08/29/95; Ord. No. 1940, Amended, 04/01/97; Ord. No. 2000-19, Amended, 10/17/00)

(2000-19, Amended, 10/17/2000)

SECTION 4-01-001-0003 SAVING CLAUSE:

Nothing in this Chapter or in the Building Codes hereby adopted shall be construed to affect any suit or proceeding now pending in any court, or any rights acquired, or liability incurred, nor any cause or causes of action accrued or existing, under any act or ordinances repealed hereby. Nor shall any right or remedy of any character be lost, impaired, or affected by this Chapter.

SECTION 4-01-001-0004 VIOLATION AND PENALTIES:

- A. Violations. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, or maintain any building or permit the same to be done in violation of this Code.
- B. Penalties. Any person, firm, or corporation violating any provision of this Code shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punishable by a fine and/or imprisonment set forth by the governing laws of the jurisdiction. Each separate day or any portion thereof, during which any violation of this Code occurs or continues, shall be deemed to constitute a separate offense.

SECTION 4-01-001-0005 AMENDMENTS:

The following provisions shall have the effect of either amending, adding to, or deleting from the Uniform Building Code, and appendices Chapter 3, Divisions I, II, and IV, Chapter 11, Division I and II; Chapter 15; Chapter 16, Division I, II, and III; Chapter 33 and Chapter 34, Division I; Uniform Housing Code, 1997 Edition; Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition; Uniform Mechanical Code, 1997 Edition, and Appendices A, B, C, and D; Uniform Administrative Code, 1997 Edition, Chapters 1, 2, and 3, deleting Tables 3E and 3F.

CHAPTER 1

Amend Section 104.2.1 by adding:

The Building and Safety Director shall keep comprehensive records of applications or permits issued, of certificates issued or inspections made, of reports rendered and of notices or orders issued.

All such records shall be open to public inspection for good and sufficient reasons at the stated office hours but shall not be removed from the office of the Building and Safety Director without his written consent.

The Building and Safety Director shall make written reports to his immediate supervisor once each month, or more often as requested, including statements of permits and certificates issued and orders promulgated.

SECTION 110 ANNUAL FACILITY PERMITS

Amend Section 110.1 as follows:

110.1 General.

The Annual Facility Permit is intended to simplify the permitting and inspection process for Qualified Facilities. The Annual Facility Permit simplified the process by allowing City inspectors to review plans without being processed through formal plan review. Instead, it allows the Qualified Agent and/or the Qualified Facility Maintenance Staff member, who are familiar with the construction history of the Qualified Facility, to review work without requiring a standard building permit. The process provides a limited exemption from standard building permit requirements, but does not provide an exemption from Building Code compliance. The Annual Facility Permit is issued to a business owner(s) for one building or a series of related buildings in a single complex owned by the same owner(s). The Annual Facility Permit fee shall be \$3,000 initially and \$1,500 for the Annual Facility Permit renewal fee. The business owner(s) covered under the Annual Facility Permit shall provide annual certification for the Qualified Agent and shall provide a detailed description of the anticipated work to be performed under the Annual Facility Permit. (Ord. 2003-22; 12/16/2003)

Amend Section 110.2 by adding:

110.2 Definitions. For the purpose of this section, certain terms are defined as follows:

110.2.1 INSPECTOR is a person employed by the City of Flagstaff (either through contractual services or as a full time City employee) to perform field and/or plan review inspections of buildings and structures in order to enforce the City's Building Code Requirements.

110.2.2 PROJECT SCOPE LIMITATIONS are restrictions on the size of a project for eligibility for the Qualified Facility building permit exemption under an Annual Facility Permit. The exemption eligibility is limited to projects not to exceed \$35,000 in construction costs or twenty-five percent (25%) of the existing square footage of the structures.

110.2.3 QUALIFIED FACILITY MAINTENANCE STAFF MEMBER is a person(s) either employed by or contracted with the Qualified Facility owner(s) and who is certified by the State of Arizona in the case of specialized inspections, such as (elevators, boiler, and fire sprinkler suppression systems) and/or is authorized by the Qualified Facility owner(s) to engage a Licensed Contractor for the type of work being performed.

110.2.4 QUALIFIED AGENT is a person(s) authorized to represent the business owner(s) of a Qualified Facility, registered and residing in the State of Arizona, and who shall be responsible to the business owner(s) for complying with the substantive provisions of this Code.

110.2.5 QUALIFIED FACILITY is an existing structure(s) owned by an individual(s), firm, corporation or legal entity engaged in the business of manufacturing, processing, providing services or other commercial enterprise. The Qualified Facility includes all existing Specialized Buildings and related building service equipment, all of which shall be an integral part of the business of manufacturing, processing, providing services, or other commercial enterprise of business owner(s). Subject to Project Scope Limitations, the Qualified Facility under an Annual Facility Permit is generally exempt from the standard building permit requirements

set forth in Section 106 of this Code, as those requirements pertain to remodeling, repairs, alterations, improvements and conversions constructed completely within the original "footprint" of the existing structure(s). Any Qualified Facility which requires new additions, new detached facilities, or new facilities associated with its operations, shall require Development Review Board approval and shall meet all standard building permit requirements as set forth in Section 106.

110.2.6 SPECIALIZED BUILDING is an existing structure(s) that serves as an accessory building(s) as defined by Section 10-14-004-0001 of the City's Land Development Code, COF Ord 1690, and is used for the business of manufacturing, processing, provision of services, or other commercial enterprise of the Qualified Facility. (Ord. 2003-22; 12/16/2003)

Amend Section 110.3 by adding:

110.3 Permit Issuance.

Amend Section 110.3.1 by adding:

110.3.1 Each applicant for an Annual Facilities Permit shall fill out an "Application for BUILDING/GRADING Permit" form. Each Qualified Facility shall require a separate application form. The information on the form shall include the following:

- A. The name, address, phone number, and business operation of the Qualified Facility owner(s). The name, address and phone number of the Qualified Agent (if any) for the business and proof of current technical registration and licensing by the State of Arizona. If the Qualified Agent is not an employee of the Qualified Facility owner(s), but is under contract the Qualified Facility owner(s), the contract shall be for at least a one year term.
- B. The name and phone number of the Qualified Facility Maintenance Staff Member for the Qualified Facility owner(s).
- C. A statement that the Qualified Agent may on behalf of the Qualified Facility owner(s), contract with third party on-site inspectors and/or superintendents for completing work under the Annual Facility Permit. In addition, a statement that the Qualified Facility owner(s) assumes all responsibility for assuring that all work performed under the Annual Facility Permit meets the current Building Code standards.
- D. A site plan clearly indicating the existing location and total square footage of the entire Qualified Facility at the site intended to be covered under the Annual Facility Permit, including all Specialized Buildings and building service equipment.
- E. A statement describing the nature and extent of all work expected to be performed at the Qualified Facility under the Annual Facility Permit. (Ord. 2003-22, 12-16-2003)

110.3.2 The Annual Facility Permit applicant may schedule inspections using the blanket permit issued after pre-paying an hourly fee (currently \$47/hour, Section 107 of 1997 UBC) and scheduling the inspection prior to any time limitations provided by the City of Flagstaff. (Ord. 2003-22, 12-16-2003)

110.3.3 The appropriate routing action shall be taken by the City's Building and Development Services Director for review of each Annual Facility Permit application. The applicant shall be notified upon approval or denial. If the application is disapproved, the applicant may appeal such decision to the Building and Fire Code Board of Appeals (Resolution 2001-42, 19 June 2001) no later than fourteen (14) calendar days after receipt of notice of disapproval. The fee for filing an appeal is \$250, which is non-refundable. (Ord. 2003-22, 12-16-2003)

110.4 Permit Expiration

110.4.1 The Annual Facility Permit(s) shall be valid for a period of one year from the date of issue. The Annual Facility Permit shall be renewed annually and timely payment of annual renewal fee shall be made prior to performing any further permitted work. (Ord. 2003-22, 12-16-2003)

110.4.2 If the Qualified Agent's contractor or employment at the Qualified Facility terminates prior to the expiration of the Annual Facility Permit, the Qualified Facility owner(s) shall notify the City's Building and Development Services Director in writing within seven (7) calendar days. The Qualified Facility owner(s) shall engage a replacement Qualified Agent within fifteen (15) calendar days or the Annual Facility Permit shall automatically terminate. Application for a new Annual Facility Permit(s) shall be submitted with payment of new fees after fifteen (15) calendar days if no new Qualified Agent is contracted with or employed under the original Annual Facility Permit by that time. If the original Annual Facility Permit terminates and no new Annual Facility Permit is issued, then the Qualified Facility owner(s) shall complete any unfinished work with inspections provided by the City of Flagstaff at a regular hourly rate. No new projects may be started at the Qualified Facility under a terminated Annual Facility Permit. (Ord. 2003-22, 12-16-2003)

110.5 Scope of work:

110.5.1 Project scope limitations shall be determined by project size (both dollar amount and physical area). Projects for remodeling, repairs, alterations, improvements, and conversions with the original "footprint" of the existing building(s) shall be limited to \$35,000 per project or no more than 25% of the original footprint area of the existing building(s) comprising the Qualified Facility.

110.5.2 Projects may not alter or modify egress or required fire sprinkler systems, without specific review and approval by the City's Building and Development Services Division. Fire sprinkler systems shall require a separate permit issued through the City of Flagstaff Fire Department. Plan review shall be reimbursed at the hourly rate currently in effect.

110.5.3 Projects may not be phased to circumvent the project scope limitations. If the entire building is going to be renovated,; or if there will be a significant change in occupancy,; or if there will be a change in use,; or if portions of the building(s) will require demolition prior to renovation, then the Development Review Board and standard building permit process shall apply.

110.5.4 A list of all projects underway or completed under the Annual Facility Permit shall be maintained by the Qualified Agent and made available for review by the City of Flagstaff Building Official upon request.

110.5.5 All commercial demolition shall be subject to the rules established by Title 40, Code of Federal Regulations, Part 61, Subpart M, Asbestos NESHAP; Arizona Revised Statutes, Title 49, 49-421 et. Seq. And 49-471 et. Seq.; Arizona Administrative Code, Title 18, Chapter 2, R18-2-1101. (See exemptions on page 3, Sec 61.145(a) Applicability). (Ord. 2003-22, 12-16-2003)

CHAPTER 5

Amend Section 503.2.1 by adding:

Buildings in areas not served by City fire hydrants or not easily accessible by the Fire Department, or as required by the Building and Safety Director, shall have exterior wall covering of noncombustible material and the roof covering shall be Class A or B.

As an alternative to noncombustible covering for exterior walls, the eaves shall have no ventilation openings and shall have gable louvers or dormer louvers with the total net free ventilating area in combination with ridge vents of not less than 1/150 of the area of the space ventilated. In the case of cathedral ceilings with rafters rather than scissor trusses, the ceiling shall have a vapor retardant with a transmission rate not exceeding one perm installed on the warm side of the insulation, with all ceiling penetrations sealed. The building owner shall be advised that the latter condition may still result in moisture condensation problems and loss of roof covering warranty by the roofing product manufacturer.

The buildings shall also comply with such additional regulations as the City of Flagstaff Fire Department shall adopt in regard to access roadway, on site water storage, and site clearance and maintenance.

Amend Section 509.3 by adding:

Required guardrails shall not be constructed with horizontal rails or other ornamental pattern that results in a ladder effect.

CHAPTER 13

Add new Section 1301.1 by adding:

For wood frame construction of all types, between stud openings on exterior walls, there shall be a minimum R-19 insulation for 2" x 6" walls. 2" x 4" walls may have minimum R-15 high density insulation. Ceilings shall have R-30 insulation, and floors shall have R-19 insulation. Note: Exceptions to this may be approved by the Building and Safety Director.

CHAPTER 15

Amend Section 1501.1 by adding:

All roofing must comply with City of Flagstaff Ordinance No. 1940.

CHAPTER 16

Amend Section 1608.4 by adding:

The snow load for the city of Flagstaff is established at 35 lb. per square foot live load.

Amend Sections 1609, 1618 and figure No. 16-1 by adding:

To include the City of Flagstaff in the Special Wind Region. The minimum basic wind speed is established at 70 miles per hour.

Amend Sections 1609 and 1619 by adding:

To establish the City of Flagstaff to be considered Exposure B or Exposure C, as determined by the Building and Safety Director, when designing structures to resist wind effects.

Amend Figure No. 16-2:

To include the City of Flagstaff in seismic Zone 2B.

CHAPTER 18

Amend Section 1806.1 to add the following paragraphs:

1. Footing Construction shall first be approved by the Building and Safety Director.
2. The frost line is established at thirty inches (30") below existing grade. Except when pinned to solid rock, foundation walls, or other permanent supports shall be carried thirty inches (30") below grade and shall rest on solid base or on level rock.
3. Unless an engineered design has been approved by the Building and Safety Director, a minimum of two (2) No. 4 reinforcing rods shall be laid horizontally and a minimum of one (1) No. 4 reinforcing rod vertically; 4 feet on center shall be required with each reinforced cell grouted solid. Entire stem wall shall be grouted solid to floor height.
 - a. EXCEPTION: Where living area is below grade, stem must be grouted solid to one (1) foot above grade level.

APPENDIX CHAPTER 15

Amend Section 1514 by adding:

All reroofing must comply with City of Flagstaff Ordinance No. 1940.

Amend Section 1515.1 by adding:

7. Any existing parapet or other roof projection of any material must be sufficiently braced to withstand any lateral movement imposed by normal forces occurring within the City of Flagstaff. Normal forces include, but are not limited to, wind, snow, drifting, and seismic forces. All such parapets shall be evaluated by an Arizona registrant and a recommendation

for mitigation must be submitted to and approved by the building official. The building official may modify this requirement per Section 104.2.7.

APPENDIX CHAPTER 29 MINIMUM PLUMBING FIXTURES

Should a conflict arise between Appendix Chapter 29 and Table 4-1 of the 1997 Uniform Plumbing Code, the Building and Safety Director shall determine which requirements prevail, based on the actual occupancy and the expected use of the plumbing facilities.

Amend Volumes 4 and 5, 1997 Uniform Housing Code and 1997 Uniform Code for the Abatement of Dangerous Buildings, designating the Building Official of the City of Flagstaff and his officers as the Health Officer, for the purpose of carrying out the provisions of these codes.

Amend Volume 6, 1997 Uniform Mechanical Code, Section 103 to include a new paragraph as follows:

103.1.1 All new and existing fuel gas burning appliances shall be derated for operation at 7000 ft. above sea level, according to manufacturer's recommendations.

APPENDIX CHAPTER 33

Amend Section 3305 - Scope, 1. Testing by adding:

1.6 ASTM C-698, Moisture-Density Relations of Soils and Soils Aggregate Mixtures.

Amend Section 3306.2 by revising No. 1 as follows:

When approved by the building official and Stormwater Manager, grading in an isolated, self contained residential area if there is no danger to private or public property.

Amend Section 3306.2, No. 6, by changing:

"law" to "the City of Flagstaff Zoning Code".

Amend Section 3306.2, No. 6, by adding:

This shall not exempt any excavating, filling, or stockpiling for building, structural development, or construction on a site.

Amend Section 3306.2, No. 8, by changing:

"one unit vertical in 1-1/2 units horizontal (66.7% slope)." to "one unit vertical to two units horizontal (50.0% slope)."

Amend Section 3308 - DEFINITIONS by adding:

CITY shall mean the City of Flagstaff.

PERMIT AREA BOUNDARY shall mean a property line, parcel line, easement or setback line.

Amend ROUGH GRADE by adding/deleting the existing definition and replacing it with "is a stage at which the horizontal and vertical locations of the grade, cut and fill slopes, and drainage facilities approximately conform to the approved plan."

SITE BOUNDARY LINE shall mean the same as PERMIT AREA BOUNDARY.

STOCKPILING shall mean the same as fill, except that it is assumed to be loose uncompacted material that is placed on a site for a temporary period of time.

STORMWATER MANAGER shall mean the head of the City Stormwater Management Section or his/her authorized representative.

TEMPORARY shall mean a period not to exceed six (6) months.

Amend Section 3309.2 Application, by adding:

With the building permit application, the applicant shall complete and sign a Grading Questionnaire. If there are any "Yes" responses on the questionnaire, a grading permit is required and the "regular grading" requirements are applicable. The applicant shall then complete a Grading Permit Application. The grading permit application shall be reviewed by the Stormwater Manager for special conditions which may require an "engineered grading" plan.

Failure to indicate an appropriate "Yes" response on the Grading Questionnaire may result in a doubling of the Grading Permit fees.

A Grading Permit and/or engineered drainage report may also be required by the Stormwater Manager when special circumstances dictate the need for mitigation measures. Special circumstances may include, but are not limited to, any work that substantially alters the drainage, topography, or other characteristics of the site.

Amend Section 3309.3 Grading Designation, by changing "5,000" to "500".

Amend Section 3309.3 Grading Designation, by adding:

Grading for single-family residences and duplexes shall be reviewed on a case by case basis. When a grading permit is required, the Stormwater Manager shall review the grading permit application to determine if engineered grading is required.

Speculative grading is not permitted within the City. Grading activities must have approved site development plans in accordance with the City Zoning Code.

Amend Section 3309.4 Engineered Grading Requirements, by deleting:

"or cloth" from the first sentence of Paragraph 3.

Amend Section 3309.4 Engineered Grading Requirements, by adding:

Engineered grading plans shall also meet all applicable requirements of the City Stormwater Management Design Manual, as adopted.

Engineered Drainage Reports may be required by the building official or Stormwater Manager for all engineered grading. Drainage reports shall meet the requirements of the City Stormwater Management Design Manual, as adopted.

Amend Section 3311 Bonds, by adding:

The City may require bonds, prior to issuance of a grading permit, in such form and amounts as may be deemed necessary to ensure completion of engineered grading.

Amend Section 3313.4 Compaction, by adding:

"as determined by Section 3305 1.6" after "density".

Amend Section 3313 Fills, by adding:

3313.6 Stockpiling. Temporary stockpiling in excess of 50 cubic yards (38.3 m³) is permitted on sites that have approved site development plans. A six (6) month extension may be approved by the Development Review Board, but not to exceed a period of twelve months total. A grading permit is required prior to any stockpiling activity in excess of 50 cubic yards (38.3 m³). Stockpiling shall be performed in accordance with applicable regular or engineered grading, including adequate erosion and sediment control measures. The City may require bonds in such form and amounts as may be deemed necessary to ensure that the stockpiling will be removed from the site and/or disposed of legally.

Amend Section 3313.4 Compaction, by adding:

Fills placed on a site located in a designated 100-year floodplain shall be compacted to a minimum of 95 percent of maximum density obtainable with the Standard Proctor Test method ASTM D-698 or other equivalent method.

Amend Section 3316 Erosion Control, by adding:

3316.3 Stormwater Pollution Prevention Plans. Stormwater Prevention Pollution Prevention Plans may be required by the building official or Stormwater Manager for any grading activity on a site equal to or greater than one (1) acre in size.

Amend Section 3317.6 Building Official, by adding:

"and/or Stormwater Manager" after "building official".

Amend Section 3317.7 Notification of Noncompliance, by adding:

If the building official and/or Stormwater Manager find that the work is not being done in conformance with this chapter or the approved grading plans, the discrepancies shall be reported in writing to the permittee and civil engineer, soils engineer, or engineering geologist of record.

Amend Section 3318 final Reports, by adding:

A Rough Grading Certification Form, completed by the civil engineer, permittee, soils engineer, and surveyor of record must be submitted to the City and approved prior to issuance of a building permit. If there is no soils engineer or surveyor of record, the form must be completed by the civil engineer and permittee of record.

Amend Section 3318.2 Notification of Completion, by adding:

A Final Grading Certification Form, completed by the civil engineer of record, must be submitted to the City and approved prior to issuance of a Certificate of Occupancy.

Grading Questionnaire

Do any of the following conditions apply to your site? Please check the appropriate response.

Yes No

- | | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 1) Will there be fill greater than 50 cubic yards on any one lot (about 4 ½ -10 wheeler loads)? |
| <input type="checkbox"/> | <input type="checkbox"/> | 2) Will you be placing fill or creating a cut-slope near your property line (i.e. leveling lot)? |
| <input type="checkbox"/> | <input type="checkbox"/> | 3) Will you be filling areas of your project outside the building footprint/foundation with imported fill material or existing material from excavations for basements, lower floors, foundations, retaining walls or other structures authorized by a valid building permit. |
| <input type="checkbox"/> | <input type="checkbox"/> | 4) Will there be fill greater than 1 foot in depth placed on natural terrain having a slope greater than 1 unit vertical in 5 units horizontal? |
| <input type="checkbox"/> | <input type="checkbox"/> | 5) Will there be fill, outside the building, greater than 3 feet in depth? |
| <input type="checkbox"/> | <input type="checkbox"/> | 6) Will there be fill supporting a structure (must be engineered prior to commencing work)? |
| <input type="checkbox"/> | <input type="checkbox"/> | 7) Will the placement of fill on your property obstruct or change the flow of an existing man-made or natural drainage course or divert runoff onto neighboring property? |
| <input type="checkbox"/> | <input type="checkbox"/> | 8) Will there be an excavation, which is greater than 2 feet in depth (excluding excavations for footings and/or utility lines)? |
| <input type="checkbox"/> | <input type="checkbox"/> | 9) Will there be an excavation which creates an unsupported (i.e. by retaining or foundation walls), cut slope greater than 5 feet in height or steeper than 1 unit vertical in 2 units horizontal at the completion of the project. |

A "Yes" response to any question may require a grading permit, and must be shown on the site plans.

Please provide two (2) sets of the following:

- ☐ Site plan drawn to scale with contours (1' or 2' elevation gradation).
- ☐ Shade the area to be cut and/or filled. Also show final grade elevations and finished floor elevations.
- ☐ Indicate quantities of cut _____ cyds. ; fill _____ cyds. Estimate value of grading \$_____.
- ☐ Typical cross section for area to be cut and/or filled.
- ☐ Plans for any retaining walls.

(Ord. No. 1614, Amended, 05/02/89; Ord. No. 1775, Renumbered, 11/17/92, 4-01-001-0004; Ord. No. 1775, Amended, 11/17/92; Ord. No. 1885, Amended, 08/29/95; Ord. 1940, Amended, 04/01/97; Ord. 2000-19, Amended, 10/17/00)
(2000-19, Amended, 10/17/2000)

SECTION 4-01-001-0006 ARIZONANS WITH DISABILITIES ACT OF 1992 ADMINISTRATIVE GUIDELINES:

The City of Flagstaff hereby adopts "The Arizonans with Disabilities Act of 1992 Administrative Guidelines", incorporating all of the requirements of those rules as part of the City's amendments to the Uniform Building Code found in Title 4, Chapter 1, of the Flagstaff City Code. (Ord. 1829, 03/01/94)

(Ord. No. 1829, Enacted, 03/01/94)

**CHAPTER 4-02
PLUMBING CODE**

SECTIONS:

<u>4-02-001-0001</u>	ADOPTION OF PLUMBING CODE:
<u>4-02-001-0002</u>	VIOLATION AND PENALTIES:
<u>4-02-001-0003</u>	PART 1, TITLE 20.4 PERMITS REQUIRED:
<u>4-02-001-0004</u>	PART 1, TITLE 20.6 APPLICATION FOR PERMIT:
<u>4-02-001-0005</u>	PART 1, TITLE 20.15 BOARD OF APPEALS:
<u>4-02-001-0006</u>	SAVING CLAUSE:
<u>4-02-001-0007</u>	AMENDMENTS TO CODE:
<u>4-02-001-0008</u>	LOW WATER USE PLUMBING FIXTURES

SECTION 4-02-001-0001 ADOPTION OF PLUMBING CODE:

There is hereby adopted by the City of Flagstaff for the purpose of establishing rules and regulations for the construction, alteration, removal, repair, and use of plumbing, drainage systems and gas piping, including permits and penalties, that certain Uniform Plumbing code, and appendices A, B, C, D, E, G, H, I, J, K, and L, 1997 edition, as hereinafter amended and of which not less than three (3) copies each are now on file in the office of the City Clerk of the City of Flagstaff and the same hereby adopted and made a part of this Chapter by this reference as fully and completely as if fully therein set forth and from the date on which this Ordinance shall take effect, the provisions of the aforestated Uniform Plumbing Code and appendices A, B, C, D, E, G, H, I, J, K, and L, 1997 edition, amendments, additions, and deletions thereto, shall be controlling in the construction, alteration, or repair or all buildings and structures located within the limits of the City of Flagstaff.

The following provisions shall have effect of either amending, adding to, or deleting from the Uniform Plumbing Code and appendices A, B, C, D, E, G, H, I, J, K, and L, 1997 edition.

(Ord. No. 1614, Amended, 05/02/89; Ord. No. 1175, Amended, 11/17/92; Ord. No. 1885, Amended, 08/29/95; Ord. 2000-19, Amended, 10/17/00)
(2000-19, Amended, 10/17/2000)

SECTION 4-02-001-0002 VIOLATION AND PENALTIES:

- A. Violations. Part I, Title 20.3. It shall be unlawful for any person, firm, or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, or maintain any building or permit the same to be done in violation of this Code.
- B. Penalties. Any person, firm or corporation violating any provision of this Code shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punishable by a fine and/or imprisonment set forth by the governing laws of the jurisdiction. Each separate day or any portion thereof, during which any violation of this Code occurs or continues, shall be deemed to constitute a separate offense. (Ord. 1885, 08/29/95)

(Ord. No. 1642, Repealed, 11/07/89; Ord. No. 1175, Amended, 11/17/92; Ord. No. 1885, Amended, 08/29/95)

SECTION 4-02-001-0003 PART 1, TITLE 20.4 PERMITS REQUIRED:

Amend Part 1, Title 20.4(b) by adding:

A separate permit shall be obtained for each building or structure; provided, however, where a small building such as a private garage, washroom, or restroom is located on the same lot and under the same ownership and is erected at the same time as the main building, only one permit will be required.

SECTION 4-02-001-0004 PART 1, TITLE 20.6 APPLICATION FOR PERMIT:

Amend Part 1, Title 20.6 by adding:

No permit shall be issued to any person to do or cause to be done any plumbing or sanitary drainage work regulated by this Code, except to a person holding a valid unexpired and unrevoked plumbing contractor's license. Any permit required by this Code may be issued to any person to do any plumbing or sanitary drainage regulated by this Code in a single-family dwelling used exclusively for living purposes, including the usual accessory buildings and quarters in connection with such buildings, in the event that any such person is the bona fide owner of any such dwelling and accessory building and that the same are occupied by or designed to be occupied by said owner, provided that said owner shall personally purchase all materials and shall personally perform all labor in connection therewith.

SECTION 4-02-001-0005 PART 1, TITLE 20.15 BOARD OF APPEALS:

Amend part 1 by adding:

Title 20.15 BOARD OF APPEALS. A Plumbing Board of Appeals is hereby created and shall be under the Administrative Authority and shall consist of five (5) members as follows: Two (2) qualified plumbing contractors, two (2) qualified journeyman plumbers, and one (1) member from the gas utility company. The powers and duties of the Board shall be specified in the Board's rules. (Ord. 1614, 5/2/89)

(Ord. No. 1614, Amended, 05/02/89)

SECTION 4-02-001-0006 SAVING CLAUSE:

Nothing in this Chapter or in the Plumbing Code hereby adopted shall be construed to affect any suit or proceeding now pending in any court, or any rights acquired, or liability incurred, nor any cause or causes of action accrued or existing under any act or ordinances repealed hereby. Nor shall any right or remedy of any characters be lost, impaired, or affected by this Chapter.

SECTION 4-02-001-0007 AMENDMENTS TO CODE:

The following provisions shall have the effect of either amending, adding to, or deleting from the Uniform Plumbing Code, all appendices referred to, and Installation Standards, 1997 editions. (Ord. 2000-19, 10/17/00)

CHAPTER 1

Amend Chapter 1, Section 102.1, by adding the provision:

The Administrative Authority is the Building Officials and his agents.

CHAPTER 4 Minimum Plumbing Facilities

Should a conflict arise between Table 4-1 and Appendix Chapter 29 of the 1997 Uniform Building Code, the Building and Safety Director shall determine which requirements prevail, based on the actual occupancy and the expected use of the plumbing facilities.

CHAPTER 6

Amend Chapter 6, Section 609.1 by adding:

All water service yard piping shall be at least thirty inches (30") below finish grade.

(Ord. No. 1614, Amended, 05/02/89; Ord. No. 1175, Amended, 11/17/92; Ord. No. 1885, Amended, 08/29/95; Ord. No. 2000-19, 10/17/00)
(2000-19, Amended, 10/17/2000)

SECTION 4-02-001-0008 LOW WATER USE PLUMBING FIXTURES

REQUIREMENTS

All new construction and remodeling or renovation which involves the installation of new or replacement of water closets shall be required to install low water use water closets. Water closets shall be described in the manufacturers' literature as to volume flushes. The literature shall identify each component by model number and/or serial number. No new or replacement water closets shall be installed which has a flush volume in excess of 2 gallons per flush. The requirements of this Ordinance will be enforced by the City Building Division.

EXCEPTIONS

Should an Arizona Registered Design Architect or Engineer provide calculations that low water use plumbing fixtures will cause problems in carrying bulk waste in either the service line or main line sewer due to reduced liquid wastes they may apply for an exemption. Individual users may also apply for an exemption. The City Plumbing Code Board of Appeals will make the final decision concerning authorization of exemption.

FINES AND PENALTIES

A violation of this section shall be considered a misdemeanor and be subject to a fine not to exceed \$2,500.00 per building per instance. A single citation

shall be issued per building for one or more violations within the building. The building owner will be given 30 days to correct the noted violations or be subject to disconnection of City Utility Services.

QUALITY ASSURANCE TESTING

The owner or developer shall provide manufacturer information or information from an independent testing laboratory that certifies flush volumes.

The City Building Division will accept and review all manufacturers literature to determine if it complies with conditions of this Ordinance. (Ord. 1682, 12/4/90)

(Ord. No. 1682, Enacted, 12/04/90)

**CHAPTER 4-03
ELECTRICAL CODE**

SECTIONS:

<u>4-03-001-0001</u>	ADOPTION OF NATIONAL ELECTRICAL CODE:
<u>4-03-001-0002</u>	SAVING CLAUSE:
<u>4-03-001-0003</u>	AMENDMENTS:

SECTION 4-03-001-0001 ADOPTION OF NATIONAL ELECTRICAL CODE:

All electrical wiring in or in connection with the construction, installation, alteration or repair of a building or structure, apparatus, or equipment within the corporate limits of the City of Flagstaff shall be done according to the National Electrical Code, 1999 edition, revisions and amendments thereto, and there is hereby adopted by the City for the purpose of establishing rules, regulations, and minimum requirements for the construction, installation, alteration, or repair of buildings, structures, apparatus and equipment with electric wiring, the National Electrical Code, 1999 of which not less than three (3) copies have been and now are filed in the office of the City Clerk, and the same are hereby adopted and incorporated as fully as if set out at length herein, and the provisions and requirements thereof shall be controlling in the construction, installation, alteration, or repair of all buildings or other structures, apparatus, or equipment therein contained within the corporate limits of the City of Flagstaff.

(Ord. No. 1688, Amended, 3/19/91; Ord. No. 1885, Amended, 08/29/95; Ord. No. 2000-19, Amended, 10/17/00)
(2000-19, Amended, 10/17/2000)

SECTION 4-03-001-0002 SAVING CLAUSE:

Nothing in this Chapter or in the Electrical Code hereby adopted shall be construed to affect any suit or proceeding now pending in any court, or any rights acquired, or liability incurred, nor any cause or causes of action accrued or existing under any act or ordinances repealed hereby. Nor shall any right or remedy of any character be lost, impaired, or affected by this Chapter.

SECTION 4-03-001-0003 AMENDMENTS:

The following provisions shall have the effect of either amending, adding to, or deleting from the National Electrical Code, 1993 Edition (See Ordinance No. 1885 for amendments). (Ord. 1885, 08/29/95)

(A) ARTICLE 90-4: ELECTRICAL INSPECTOR

Amend Article 90-4(a) by adding:

The office of the Electrical Inspector is hereby created to be known as and is hereby combined into the office specified herein and in the Electrical Code herein adopted, and the said Building Official and such assistants as may be appointed by the City Manager.

(B) ARTICLE 90-11: TEMPORARY PERMITS

Amend Article 90 by adding Section 90-11 to read as follows:

90-11 TEMPORARY PERMITS

- (a) Permits may be issued by the Building Official for the use of certain classes of temporary open wiring such as carnivals, fairs, demonstrations, evangelistic company meetings, town parties, auction sales, and others. Such permits will ordinarily be granted for a period of two (2) weeks only, with a possible extension of one week if circumstances justify. No such temporary permits will be granted in succession at the same location, and under no circumstances shall any person connect or put in service any temporary wiring until a permit has been obtained.
- (b) Temporary permits will also be granted for the use of temporary wiring for lights and power on buildings under construction. Such permits are void automatically upon cessation of active construction or when, in the judgment of the Building Office, such wiring becomes hazardous. Provisions of Article 305 (N.E.C.) shall be followed with respect to temporary wiring.

ARTICLE 90-12: EFFECT OF PERMITS

Amend Article 90 by adding Section 90-12 to read as follows:

90-12 EFFECT OF PERMITS. The issuance of an electrical permit shall not be construed as an approval by the Electrical Inspector of any wiring diagrams, drawings, specifications, or details of such contemplated work insofar as the same or any portion thereof is in conflict with this Chapter or any other rules or regulations governing electric installations in the City. The holder of an electrical permit shall not do or perform any work other than the designated in the application for said permit without first notifying the Electrical Inspector and paying the additional fee therefor. No work shall be permitted at any location other than that designated by the permit. The Electrical Inspector must be given immediate notice when an installation is ready for either rough or final inspection.

(D) ARTICLE 90-13: MANDATORY RULES AND EXPLANATORY MATERIAL

Amend Article 90 by adding 90-13 to read as follows:

90-13 MANDATORY RULES AND EXPLANATORY MATERIAL.

- (a) The requirements contained herein shall take precedence over any conflicting requirements in the 1999 National Electrical Code.
- (b) Any and all electrical work for light, heat, power, or any other purposes shall be installed in conformity with the rules and regulations as set forth in the Code, and the document entitled "The National Electrical Code,

1999 Edition," and in conformity with the rules and regulations prepared by the Building Official.

- (c) Any person, firm, or corporation engaged in the manufacture of electrical materials, appliances, apparatus, devices, fixtures, or signs to be used within this city for any purpose, shall construct such apparatus so as to conform to requirements contained within this Code and any other applicable regulation.
- (d) No person, firm, or corporation shall place any wire for conducting electricity for any purpose across or within the boundaries of any public street, alley, park, or sidewalk in the city, unless such person, firm, or corporation is operating under a franchise, granted by the City of Flagstaff, and has a permit from the proper authorities to do so.

(E) ARTICLE 110

Amend Article 110 by adding: Section 110-2 (a).

- (a) All electrical conductors, components, material and equipment shall be listed and labeled.

Amend Article 110 by adding: Section 110-5 (a).

- (a) The use of aluminum wire shall be approved for panel feeders and service entrance conductors only and shall not be used for branch circuit wiring.

Amend Article 110 by adding: Section 110-7 (a).

- (a) All equipment rated at 1000 amperes or more shall be tested for insulation breakdown, mechanical integrity, and workmanship prior to its being energized. A certified hi-pot test shall be performed and a certificate issued to the City Building Department. This test shall be performed in the presence of qualified City personnel and performed by a testing facility approved by the Building and Safety Director.

Said test shall withstand, for a period of one (1) minute, the application of a 60 hertz alternating potential of 1000 volts plus twice the rated phase to phase voltage of the equipment.

This test shall be performed between all phases to ground and phase to phase; and neutral if isolated.

Amend Article 110 by adding: Section 110-8 (b)

- (b) Additions or changes in old wiring must be in accordance with this Code regardless of the manner in which the previous work was done. No addition shall be made to any circuit which will overload it when figured by the same rule as applied to the wiring of different classes

of buildings in new work. New circuits, when added to old installations, shall originate from a panelboard and be provided with proper overcurrent protection.

Amend Article 110-9 by adding: Section 110-9 (a): Fault Current Calculations shall be required for major electrical installations (those rated 600 amps and larger).

Required calculations shall provide the following information to establish that the electrical design and proposed work is in conformance with the 1999 Edition of the National Electrical Code.

1. Type, location, ampere capacity and interrupting capacity of all overcurrent protective devices on a complete one-line diagram.
2. The maximum available fault current at the point of attachment of each service entrance section shall be indicated on the drawing. If the value is different than that published by the utility company, then a verifying letter from the utility company shall be furnished.
3. Fault current calculations shall be required from the service entrance section(s) to the lowest rated overcurrent device or equipment.
4. Utility conductors shall not be used for fault current calculations to service entrance section unless submitted in writing to the Building and Safety Director by the utility company.

ARTICLE 210

Amend Section 210-5 by adding ©, COLOR CODE: Where 15-, 20-, or 30-ampere branch circuits requiring a neutral are installed in race ways or cable assemblies, the conductor of branch circuits connected to the same system shall conform to the following color code:

<u>VOLTS</u>	<u>PHASE</u>	<u>SYSTEM</u>	<u>PHASE A</u>	<u>PHASE B</u>	<u>PHASE C</u>	<u>NEUTRAL</u>
120/208	3	Wye	Black	Red	Blue	White
120/240	3	Delta	Black	Orange	Blue	White
277-480	3	Wye	Brown	Orange	Yellow	Gray

(C) ARTICLE 230

Add Section 230-1 (a) by adding:

Section 230-1 (a). ELECTRICAL SERVICE APPROVAL. Yellow tags indicating temporary service approval for 60 days only, at which time temporary service approval may be renewed. Green tag shall be issued only at time of final inspection.

Amend Section 230-41 by deleting:

Exceptions a, b, c, and d per utility requirements.

Amend Section 230-43 by deleting:

Wiring methods (1), (5), (6), (8), (11), (12), and (13) per utility requirements.

Amend Section 230-70 (a) by adding:

Disconnecting means shall be located at a readily accessible point outside of the building unless otherwise approved by the Building and Safety Director, and as directed by the utility company.

Revise Section 230-95 ©, PERFORMANCE TESTING:

The ground-fault protection system shall be performance tested before energizing by a testing facility approved by the Building and Safety Director. The test shall be conducted in accordance with manufacturer's instructions which shall be provided with the equipment. The equipment shall also be tested as required in Section 110-7. A written record of these tests shall be submitted to the Building and Safety Director prior to the issuance of electrical final and electrical service green tag.

(D) ARTICLE 250

Amend Article 250-90 by adding:

- (a) Required bonding conductors shall be copper - no aluminum or copper clad aluminum shall be permitted.

Amend Section 250-30 (a) (2) by adding:

All new building construction shall have a one piece concrete-encased electrode and electrode conductor (Ufer) minimum twenty (20) feet in the footing, sized from the following table.

0-399 Amp Service	1 piece #4 copper (electrode and electrode conductor)
400 Amp Service	1 piece 1/0 copper (electrode and electrode conductor)
600 Amp Service	1 piece 2/0 copper (electrode and electrode conductor)
Larger than 800 Amp Service	1 piece 3/0 copper (electrode and electrode conductor)

Where Ufer has been lost, damaged, or mislocated, a ground ring or modification of same, consisting of thirty (30) feet of #2 bare copper wire, buried a minimum of thirty (30) inches deep in a trench, shall be required in lieu of a concrete-encased electrode. Services larger than 200A shall be sized from table above.

Amend Section 250-50 by adding:

- (f) Made electrodes as per Section 250-50 shall be approved for remodel work only, when approved by the Building and Safety Director.

Amend Article 250-64 (a) by allowing the use of copper:

Conductors only - no aluminum or copper-clad aluminum.

Amend Section 250-66 by deleting A - B - C sizing conductors.

(E) ARTICLE 310

Amend Article 310-2b by requiring branch circuit conductors to be copper. Aluminum conductors limited to service entrance conductors and feeders only.

(F) ARTICLE 331

Amend Article 331-3 by deleting (a).

(G) ARTICLE 334

Amend Article 334-23 by adding:

(a) A full size equipment grounding conductor is required, and shall be an integral part of the cable assembly.

(H) ARTICLE 336

Amend Article 336-4 (a) and (b) by deleting the words "both exposed and," and adding FPN's.

(FPN): Exposed as defined in Article 100, 1999 edition of National Electrical Code.

(FPN): Buildings of 4 floors or more shall not be allowed to run NM and/or NMC cables on the bottom 3 floors and alternative wiring methods above.

(I) ARTICLE 338

Amend Article 338 by deleting Section 338-2.

(J) ARTICLE 410

Amend Article 410-16 (c):

Lighting fixtures installed in suspended ceilings shall be supported directly from structure above by the use of approved hangers, and requirements contained within 410-16 (c) may be omitted.

PROPOSED FEES/1997
TABLE 1-A - BUILDING PERMIT FEES

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof
Other Inspections and Fees:	
Inspections outside of normal business hours (minimum charge - two hours)	\$47.00 per hour ¹
Reinspection fees assessed under provisions of Section 305.8	\$47.00 per hour ¹
Inspections for which no fee is specifically indicated (minimum charge - one-half hour)	\$47.00 per hour ¹
Additional plan review required by changes, additions or revisions to plans (minimum charge - one-half hour)	\$47.00 per hour ¹
For use of outside consultants for plan checking and inspections, or both...	Actual costs ²

¹Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

²Actual costs include administrative and overhead costs.

(Ord. No. 1688, Amended, 03/19/91; Ord. No. 1885, Amended, 08/29/95)
(2000-19, Amended, 10/17/2000)

**CHAPTER 4-04
SIGN CODE**

SECTIONS:

4-04-001-0001 **ADOPTION OF SIGN CODE:**
4-04-001-0002 **AWNINGS; ADDITIONAL REGULATIONS:**

SECTION 4-04-001-0001 ADOPTION OF SIGN CODE:

(See Section 4-1-2 and Chapter 10A of Title 10 of the Flagstaff City Code)

SECTION 4-04-001-0002 AWNINGS; ADDITIONAL REGULATIONS:

No awning or marquee constructed or maintained over, across or upon any street, sidewalk, alley, avenue, highway or other public ground dedicated or open to the public for their general use within the City:

- A. Shall be securely and safely supported from above, from the structure to which it is attached;
- B. Shall extend from the property line to within eighteen inches (18") of the outer edge of the sidewalk or curb (as the case may be) and no further;
- C. The lowest part thereof shall be at least eight feet (8') above the sidewalk; (Ord. 433; 11-12-57)
- D. Shall not be supported by post, pillars or other structures resting upon the street, sidewalk, alley, avenue, highway or public ground, except that in the C-5, Central Business District, pillars, posts or other support structures may be located upon the public sidewalk, a minimum of twenty four inches (24") and a maximum of thirty six inches (36") from the face of curb to face of the face of the pillar and a minimum of seventy eight inches (78") from the face of the building or street right-of-way line to the inner face of the pillar, subject to the approval of the Development Review Board. The Development Review Board shall, as authorized in Section 10-14-6(D) of the Revised Flagstaff Zoning Code of 1970, review each proposed awning to determine that the awning shall be in keeping with adjacent developments and shall not depreciate property values in the vicinity; (Ord. 1007, 4-19-77)
- E. Shall not be constructed or maintained in such a manner as to permit rain, snow or ice to drip or fall therefrom, upon other than the outer eighteen inches (18") of the sidewalk measured from the property line on all streets within said City, excepting those streets regularly established and controlled as State and/or Federal highways within said City, in which case the same shall not be constructed or maintained in such a manner as to permit rain, snow or ice to drip or fall upon other than the outer twenty four inches (24") of the sidewalk measured from the property line; (Ord. 560, 11-10-61)
- F. Shall be constructed in accordance with the requirements of all other ordinances, laws and regulations of the City.

(Ord. 433, 11-12-57)